

IN RE: PETITION FOR ADMIN. VARIANCE

E/S of Washington Avenue, 51 ft.

N centerline of Brevort Road

2nd Election District

4th Councilmanic District

(3703 Washington Avenue)

Victoria Ani

Petitioner

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 05-211-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter originally came before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Victoria Ani. The Administrative Variance request is for property located at 3703 Washington Avenue in the Milford Mill section of Baltimore County. The request is from Section 432.A.C.1 & 2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit parking setback 1 ft. from the property line in the front and side yards in lieu of the required 10 ft. in the side or rear yard in support of a proposed Class I Assisted Living Facility. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The case was originally filed as an administrative variance, but was ultimately set in for a hearing because of a demand for formal hearing by the Milford Mill Community Association. Notice of the formal hearing was given to the public by posting the property with notice of the hearing on June 26, 2005 and by publication in "The Jeffersonian" newspaper on June 28, 2005.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted

RECEIVED FROM PLANNING
8/3/05
Ray

as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the variance request was Victoria Ani, Petitioner. Richard and Sharon Hall, Dorothy Vaughn, Irving Simon and Katherine and James Eley adjacent property owners, appeared in opposition to the requested variance. People’s Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, contains 6100 sq. ft. and is zoned DR 5.5. Testimony of the Petitioner indicated that this property is improved by a single family-dwelling with an existing parking pad in the front and side yards as shown on Petitioner’s Exhibit 1. Also see exhibit photos 2A and 2B. Ms. Ani indicated that she wanted to open an assisted living facility on the premises, which she said was her principal residence. She indicated that in addition to her living there with her husband and two children, her two parents and four patients would occupy the building. In order to open the assisted living facility, she indicated that she needed to have three parking spaces for her family and patient use. She will prohibit the four patients from driving by contract, to eliminate any patient need for parking spaces. However, she noted that parking is readily available on Washington Avenue in front of her home. She would like to utilize the existing concrete

MAILED
8/3/05
JLH

parking pad for the three spaces, because of the expense of building elsewhere. There is not sufficient room in the back yard to provide the needed parking. The existing pad is only 1 foot from the south property line.

Ms. Vaughn who is president of the Milford Mill Community Association testified in opposition to the assisted living facility and the underlying variance requests. She indicated that having an assisted living facility in the neighborhood would change the character of this residential community of single family homes. She expressed concern that even if the facility starts out as a home for the elderly, experience has shown that these can become half-way houses to the detriment of the community. She presented a petition in opposition to the variance request.

Mr. Simon also objected to the assisted living facility being located in this single family area and stated that the variance would change the character of the neighborhood. He opined that the Petitioner would need a commercial kitchen to support the assisted living facility. Ms. Hall was concerned with the upkeep of the property, presented photographs of a shower and shower surround debris in the side yard, and expressed doubt that the Petitioner actually resides at this home. She was also worried that the assisted living facility might be converted to other uses which would increase the criminal element in the neighborhood. She disputed the Petitioner's contention that parking on Washington Avenue was available to the Petitioner. Ms. Eley indicated that Washington Avenue was very busy and there might be a problem parking on the street.

Findings of Fact and Conclusions of Law

When I think of an assisted living facility, I think of not only patients living there but their friends and relatives coming to visit. I accept that the Petitioner would make a good faith effort to restrict patient parking to limit the impact of this request, but I am concerned about the

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 8/3/05 BY [signature]

welfare of the patients in this circumstance. They need friends and relatives coming to see them. They need contact with extended family for their own well being.

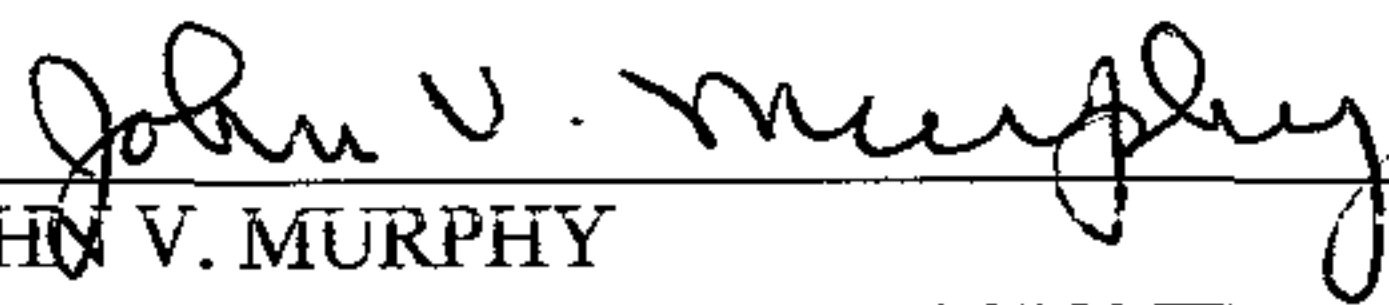
In addition, she proposes parking for three vehicles stacked one on to another. If the driver of the first vehicle in wants to go out he/she must move two vehicles behind to do so. With the Petitioner, her husband, her two children and two parents living at the home presently, this would be difficult. However, if we add four patients and their friends and family to the premises, the parking problem seems overwhelming.

I agree with the protestants that this number of people living in a dwelling would change the character of the neighborhood. This would no longer be a single family dwelling as we understand it.

Considering all the testimony and evidence I will deny the variance request.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3 day of August, 2005, that a variance from Section 432.A.C.1 & 2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit parking setback 1 ft. from the property line in the front and side yards in lieu of the required 10 ft. in the side or rear yard in support of a proposed Class I Assisted Living Facility, be and is hereby DENIED,

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

8/3/05
Ray

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

August 4, 2005

Ms. Victoria Ani
3703 Washington Avenue
Baltimore, Maryland 21244

Re: Petition for Administrative Variance
Case No. 05-211-A
Property: 3703 Washington Avenue

Dear Ms. Ani:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been denied in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "John V. Murphy".

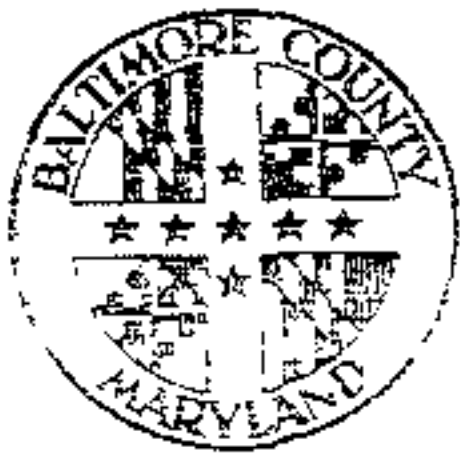
John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Richard & Sharon Hall, 3701 Washington Ave., Baltimore, MD 21244
Dorothy Vaughn, 3604 Bellmore Rd., Baltimore, MD 21244
Irving Simon, 3705 Washington Ave., Baltimore, MD 21244
Katherine & James Eley, 3630 Coronado Rd., Baltimore, MD 21244

Visit the County's Website at www.baltimorecountyonline.info





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3703 Washington Ave Baltimore MD 21244
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 432A.C. 1 1/2 BCZR

TO PERMIT PARKING SETBACK 1' FROM THE PROPERTY LINE
AND IN THE FRONTYARD IN LIEU OF THE REQUIRED 10'
AND IN THE SIDE OR REARYARD IN SUPPORT OF A
PROPOSED CLASS I ASSISTED LIVING FACILITY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

Signature

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No

City

State

Zip Code

3703 Washington Ave 410-922-5226
Address Telephone No
Baltimore MD 21244
City State Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-211-A

Reviewed By LTM Date 10/27/09

REV 10/25/01

Estimated Posting Date 11/7/09

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3903 Washington Avenue
Address
Baltimore MD 21244
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The Plot on which the assisted living facility is proposed already exists with a house and a parking lot. However, the lot cannot be reconfigured to meet the set back requirements without removing the house. If the house is removed, I will be in violation of other requirements, therefore it is impossible to meet the set back requirements. I am therefore appealing that this requirement be waived.

IF however, you do not grant the variance, I will not be able to open up the assisted living and/or to provide the care requirements for our elderly and individuals who are unable to live alone and perform their daily activities. I will also not be able to pursue my career in this direction.

[Signature]
Signature
Victoris Ani
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of October, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Victoris I Feyinwa Ani
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires _____ WM. J. FROST
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 1, 2007

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

3703 Washburn Avenue
Address
Baltimore MD 21244
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The plot on which the assisted living facility is proposed already exist with a house built on it, and a parking lot. However, the lot cannot be reconfigured to meet the set back requirements without removing the house which may result to violation of other requirements. I am therefore appealing that this requirement be waived for me.

If however, you do not grant the variance, I will not be able to open up the assisted living and I will not be able to provide the care for our elderly and individuals who are unable to live on their own and perform their daily activities. I will also not be able to pursue my career.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Victoris Ani

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of October, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Victoris I. Ani

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3703 Washington Ave, Baltimore MD 21244
which is presently zoned DR - S-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 432A.C.1 : 2 BCZR
TO PERMIT PARKING SETBACK 1' FROM THE PROPERTY LINE
AND IN THE FRONTYARD IN LIEU OF THE REQUIRED
10' AND SIDE OR REARYARD IN SUPPORT OF A PROPOSED
CLASS I ASSISTED LIVING FACILITY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No

City

State

Zip Code

Legal Owner(s):

Victoria Ani

Name - Type or Print

Signature

Name - Type or Print

Signature

3703 Washington Ave

410-922-5226

Address

Baltimore

MD

Telephone No

21244

City

State

Zip Code

Representative to be Contacted:

Victoria Ani

Name

3703 Washington Ave

410-262-7180

Address

Baltimore

MD

Telephone No

21244

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 05-211-A

Reviewed By LTm Date 10/27/04

REV 10/25/01

Estimated Posting Date 11/7/04

ZONING DESCRIPTION
for

3703 WASHINGTON AVE
BALTIMORE, MD 21244

BEGINNING at a point on the East side of
(North, South, East, West)

Washington Avenue which is 50
Name of street on which property fronts Number of feet of Right
- of - way width.

Wide at the distance of 51
Number of feet
Centerline of the nearest implied interesting street: BREVOORT
RD

- which is 20'
Number of feet of right - of way
wide. * Being lot # 11

Block D, Section # 1B in the subdivision of Milford Ridge
(Name of subdivision)

as recorded in Baltimore County Plat Book number 23,
folio # 23

Containing 6100 Δ Also known as 3703 Washington Ave
(Square feet or acres) (Property address)
Baltimore

and located in the 2 Election District, 4 Councilmanic
Street.



FORMAL DEMAND FOR HEARING

CASE NUMBER: 05-211-A

Address: 3703 Washington Ave

Petitioner(s): Milford Mill Community Assoc,
Dorothy Vaughan, Richard & Sharon Hall
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We The Milford Mill Road Community Association
Name - Type or Print

☒ Legal Owner OR ☒ Residents of

* 3701 Washington Ave
Address

Baltimore
City

Md
State

21244
Zip Code

410-655-8934
Telephone Number

which is located approximately Between 15 & 20 feet from the property, which is the subject of the above petition, do hereby formally demand that a public hearing be set in this matter.

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Dorothy L. Vaughan
Signature

Nov 18, 04
Date

* Richard Hall
Signature

Nov 18, 04
Date

Revised 9/18/98 - wcr/scj

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 10/27/04 ACCOUNT 0519006150

RECEIVED FROM:	FOR:	DISTRIBUTION	WHITE - CASHIER	PINK - AGENCY
<u>VIC</u>	<u>05-211</u>			

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #05-211-A

3703 Washington Avenue

E/side of Washington Avenue, 51 feet north of

centerline of Brevort Road

13th Election District -- 1st Councilmanic District

Legal Owner(s): Victoria Ann

Variance: to permit parking setback 1 foot from the property line and in the front yard in lieu of the required 10 feet and side or rear yard in support of a proposed Class I Assisted Living Facility.

Hearing: Thursday, July 14, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Mosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4306.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 6/7/05 June 28 56814

CERTIFICATE OF PUBLICATION

7/11, 2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/28, 2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date

June 27, 2005

RE: Case Number 05-211-A

Petitioner/Developer VICTORIA ANI

Date of Hearing/Closing

JULY 14, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3703 WASHINGTON AVE,

The sign(s) were posted on

JUNE 26, 2005

Linda O'Keefe

(Signature of Sign Poster)

Linda O'Keefe

(Printed Name of Sign Poster)

523 Penny Lane

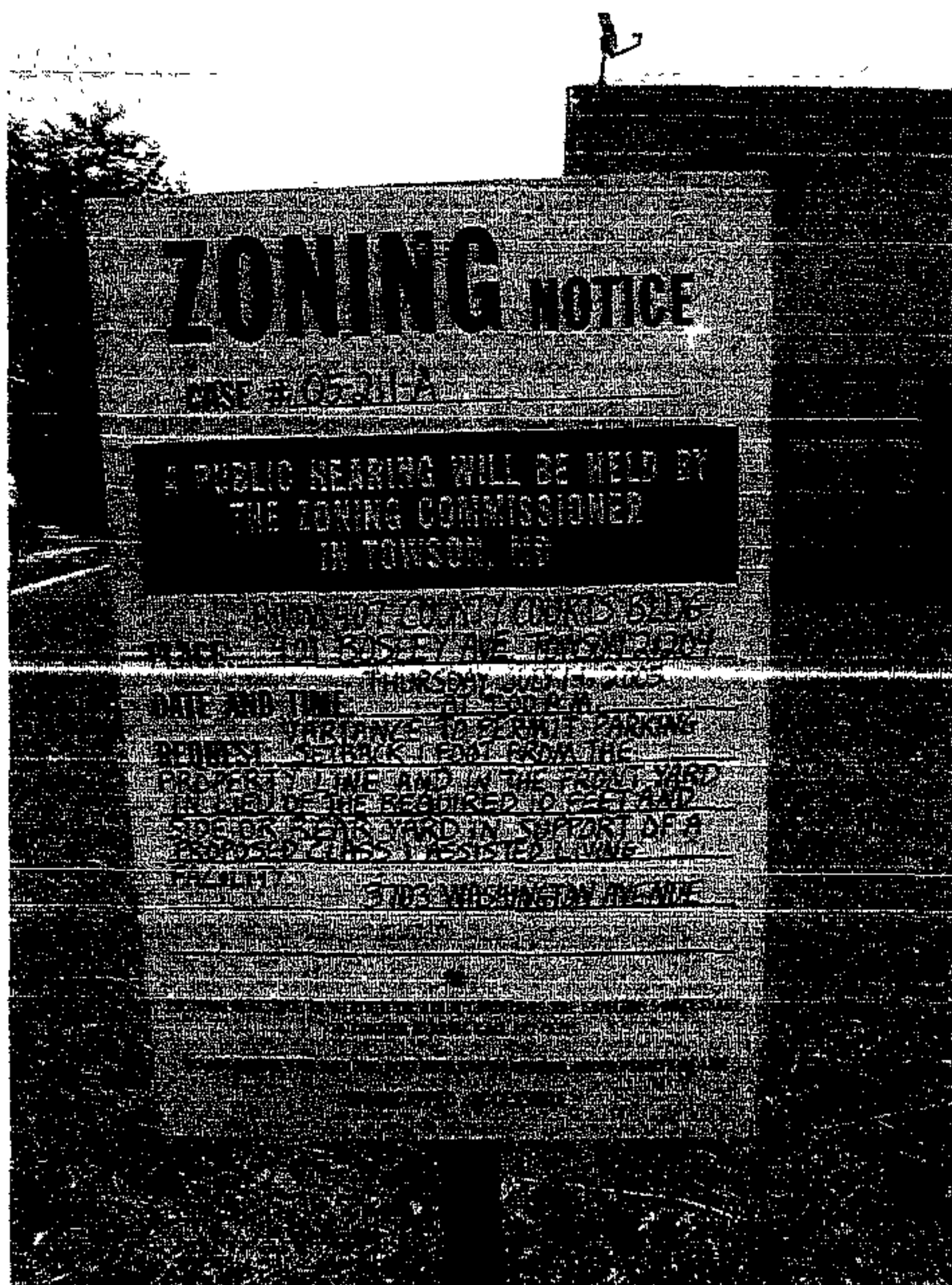
(Street Address of Sign Poster)

Hunt Valley Maryland 21030

(City, State, Zip Code of Sign Poster)

410-666-5366

(Telephone Number of Sign Poster)



**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland, on the property identified herein as follows:

Case: #05-211-A

3703 Washington Avenue,
E/ide of Washington Avenue,
51 feet north of
centerline of Brevort Road
13th Election District
1st Councilmanic District

Legal Owner(s): Victoria Am

Variance: to permit parking

setback 1 foot from the

property line and in the

front yard in lieu of the re-

quired 10 feet and side or

rear yard in support of a

proposed Class 1 Assisted

Living Facility.

Hearing: Wednesday, De-

cember 29, 2004 at 10:00

a.m. in Room 407, County

Courts Building, 401

Bosley Avenue.

WILLIAM WISEMAN

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are

Handicapped Accessible;

for special accommoda-

tions. Please Contact the

Zoning Commissioner's Of-

fice at (410) 887-4388.

(2) For information con-

cerning the File and/or

Hearing, Contact the Zon-

ing Review Office at (410)

887-3391.

JT/12/650 Dec14 32941

CERTIFICATE OF PUBLICATION

12/16/2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/14/2004.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date *November 11, 2004*

RE: Case Number *05-211-A*

Petitioner/Developer *VICTORIA ANI*

Date of Hearing/Closing *November 22, 2004*

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at *3703 WASHINGTON AVE.*

The sign(s) were posted on

November 6, 2004

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)





Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel 410-887-3353 • Fax 410-887-5708

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

May 26, 2005

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-211-A

3703 Washington Avenue
E/side of Washington Avenue, 51 feet north of centerline of Brevort Road
13th Election District – 1st Councilmanic District
Legal Owner: Victoria Ani

Variance to permit parking setback 1 foot from the property line and in the front yard in lieu of the required 10 feet and side or rear yard in support of a proposed Class I Assisted Living Facility.

Hearing: Thursday, July 14, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Victoria Ani, 3703 Washington Avenue, Baltimore 21244

- NOTES:** (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 29, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 28, 2005 Issue - Jeffersonian

Please forward billing to:

Victoria Ani
3703 Washington Avenue
Baltimore, MD 21244

410-262-7180

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-211-A

3703 Washington Avenue

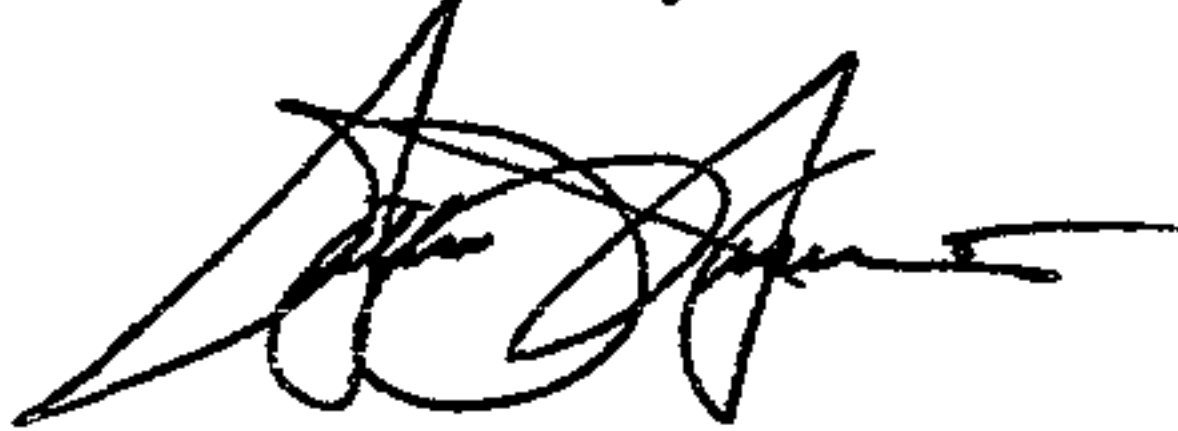
E/side of Washington Avenue, 51 feet north of centerline of Brevort Road

13th Election District – 1st Councilmanic District

Legal Owner: Victoria Ani

Variance to permit parking setback 1 foot from the property line and in the front yard in lieu of the required 10 feet and side or rear yard in support of a proposed Class I Assisted Living Facility.

Hearing: Thursday, July 14, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**Department of Permits and
Development Management**



Baltimore County

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

November 22, 2004

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-211-A

3703 Washington Avenue
E/side of Washington Avenue, 51 feet north of centerline of Brevort Road
13th Election District – 1st Councilmanic District
Legal Owner: Victoria Ani

Variance to permit parking setback 1 foot from the property line and in the front yard in lieu of the required 10 feet and side or rear yard in support of a proposed Class I Assisted Living Facility.

Hearing: Wednesday, December 29, 2004 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Victoria Ani, 3703 Washington Avenue, Baltimore 21244
Richard Hall, 3701 Washington Avenue, Baltimore 21244
Dorothy Vaughan, 3604 Bellmore Rd., Baltimore 21244
William Huggins, 3733 Coronado Road, Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 14, 2004.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 14, 2004 Issue - Jeffersonian

Please forward billing to:

Victoria Ani
3703 Washington Avenue
Baltimore, MD 21244

410-262-7180

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-211-A

3703 Washington Avenue
E/side of Washington Avenue, 51 feet north of centerline of Brevort Road
13th Election District – 1st Councilmanic District
Legal Owner: Victoria Ani

Variance to permit parking setback 1 foot from the property line and in the front yard in lieu of the required 10 feet and side or rear yard in support of a proposed Class I Assisted Living Facility.

Hearing: Wednesday, December 29, 2004 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 211 -A

Address 3703 WASHINGTON AVE

Contact Person: LLOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/27/04

Posting Date: 11/7/04

Closing Date: 11/22/04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 211 -A

Address 3703 WASHINGTON AVE

Petitioner's Name VICTORIA ANI

Telephone 410 922 5226

Posting Date: 11/7/04

Closing Date: 11/22/04

Wording for Sign: To Permit PARKING SETBACK 1' FROM THE
PROPERTY LINE AND IN THE FRONTYARD IN LIEU OF THE
REQ 10' AND SIDE OR REARYARD IN SUPPORT OF A
PROPOSED CLASS I ~~WALK~~ ASSISTED LIVING FACILITY

WCR - Revised 6/25/04

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number 05-211-A

Petitioner Victoria Ani

Address or Location: 3703 Washington Ave, Baltimore MD 21244

PLEASE FORWARD ADVERTISING BILL TO

Name: Victoria Ani

Address 3703 Washington Ave,
Baltimore MD 21244

Telephone Number: 410-262-7180 or 410-922-5226

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

July 5, 2005

Victoria Ani
3703 Washington Avenue
Baltimore, Maryland 21244

Dear Ms. Ani:

RE: Case Number: 05-211-A, 3703 Washington Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 27, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info





**Baltimore County
Fire Department**

Courthouse Building, Room 111
Mail Stop #1105
~~111 West Chesapeake Avenue~~
Towson, Maryland 21204

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500
November 8, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 8, 2004

Item No.: 207-220

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File





Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway
Administration

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 11.9.04

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 211 LTM

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: November 12, 2004

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For November 15, 2004
Item Nos. 208, 209, 210, 211, 213,
216, 219, and 220

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr ^{JO}
DEPRM

DATE: December 6, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of November 8, 2004.

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-208

05-209

05-211

05-213

05-216

05-219

05-220

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

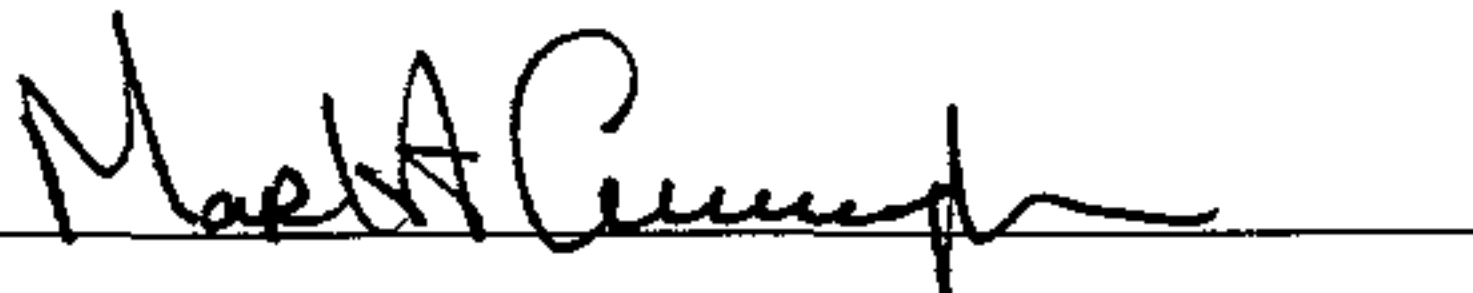
DATE: January 19, 2005

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-211 - Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
VARIANCE *
3703 Washington Avenue; E/side of * ZONING COMMISSIONER
Washington Ave, 51' N c/line of Brevort Rd *
13th Election & 1st Councilmanic Districts * FOR
Legal Owner(s): Victoria Ani *
Petitioner(s) * BALTIMORE COUNTY
* 05-211-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

RECEIVED

Per. *CLB*

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of November, 2004, a copy of the foregoing Entry of Appearance was mailed to, Victoria Ani, 3703 Washington Avenue, Baltimore, MD 21244, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: 11/18/04

TO: William J. Wiseman, Zoning Commissioner for Baltimore County,
File

FROM: Lloyd T. Moxley, Planner II, Office of Zoning Review

SUBJECT: Case No. 05-211-A



It is the position of the Office of Zoning Review that the tenants of Section 32-3-303-(a) (1) B.C.C. have been met and the relief sought in the above referenced case can be considered administratively.

The subject property is owner occupied as verified in a telephone conversation with a Ms. Victoria Ani dated November 16, 2004. The subject property is currently residentially zoned as D.R. 5.5.

Additionally, the Administrative Variance procedure is the vehicle by which zoning relief has been sought and granted in many circumstances wherein the issues involved did not involve the residence but instead some ancillary and accessory use of the property (i.e. detached structures, fences, parking etc.). Accordingly, barring any formal demand for a hearing from the public, this office believes that the administrative variance procedure is the appropriate process for this property owner.

If I can be of further assistance, please do not hesitate to call.

DATE: 11/16/2004

STANDARD ASSESSMENT INQUIRY (1)

TIME: 11:59:09

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
02 16 000530	02	1-0	04-00	H	NO		10/07/04

ANI VICTORIA I

DESC-1.. IMPS

DESC-2.. MILFORD RIDGE

3703 WASHINGTON AVE

PREMISE. 03703 WASHINGTON

AVE

00000-0000

BALTIMORE

MD 21244-3777 FORMER OWNER: MCNAIR MYRA A

----- FCV -----			----- PHASED IN -----			
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	28,600	28,600		FCV	ASSESS	ASSESS
IMPV:	55,840	83,890	TOTAL..	103,140	103,140	93,790
TOTL:	84,440	112,490	PREF...	0	0	0
PREF:	0	0	CURT...	103,140	103,140	93,790
CURT:	84,440	112,490	EXEMPT.		0	0
DATE:	07/00	08/03				

---- TAXABLE BASIS ----		FM DATE
ASSESS:	103,140	08/10/04
ASSESS:	93,790	
ASSESS:	0	

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 11/16/2004

STANDARD ASSESSMENT INQUIRY (3)

TIME: 11:59:36

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
02 16 000530	02	1-0	04-00	H	NO		10/07/04

-----STATE-----

REC CREATE DATE.. 10/23/92

GEO CODE

80

N/A

NO

LAND-USE

R

DELETE CODE..... M

DATE DELETED.....

LAST FM DATE..... 08/10/04

LAST FM TYPE..... Z

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 10/07/04

PRIOR LOAD DATE.. 06/15/04

STATE TAXABLE ASSESS

ASSESS: 103,140

ASSESS: 93,790

ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 11/16/2004

STANDARD ASSESSMENT INQUIRY (2)

TIME: 11:59:30

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
02 16 000530	02	1-0	04-00	H	NO		10/07/04
LOT....	11	BOOK....	0023	MAP.....	0077	LOT WIDTH.....	58.45
BLOCK..	D	FOLIO...	0023	GRID....	0024	LOT DEPTH.....	.00
SECTION..	1B			PARCEL..	0461	LAND AREA..	6100.000 S
PLAT..						YEAR BUILT.....	56

-----TRANSFER DATA-----

NUMBER..... 264306
 DATE..... 09/08/03
 PURCHASE PRICE..... 120,000
 GROUND RENT..... 0
 DEED REF LIBER..... 18735
 DEED REF FOLIO..... 0736
 CONVEYED IND..... 1
 TOT-PART TRAN IND..... T
 GRANTOR ACCT NO.. 02-16-000530

CRITICAL	NEW CONST	CARD
AREAS CODE	YEAR	NO
		04704

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE..... 000
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE	SQ. FEET
	1711

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

November 22, 2004

Victoria Ani
3703 Washington Avenue
Baltimore, MD 21244

Dear Ms. Ani:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 05-211-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand or the zoning commissioner is requiring a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Lloyd Moxley at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Richard Hall, 3701 Washington Avenue, Baltimore 21244
Dorothy Vaughan, 3604 Bellmore Rd., Baltimore 21244
William Huggins, 3733 Coronado Road, Baltimore 21244

Visit the County's Website at www.baltimorecountyonline.info



Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

November 22, 2004

Carole S. Demilio, Deputy People's Counsel for Baltimore County
400 Washington Avenue, Room 47
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(3703 Washington Avenue)
Victoria Ani - Petitioner
Case No. 05-211-A

Dear Ms. Demilio:

In response to your letter of November 10, 2004 concerning the above-captioned matter, the following comments are offered.

By way of background, the Petitioner filed for relief pursuant to Section 432.A.C.1 and 2 of the Baltimore County Zoning Regulations (B.C.Z.R.). Specifically, relief is requested to permit a parking setback of 1 foot from the property line and in the front yard, in lieu of the required 10-foot setback and in the side or rear yard for a proposed Class I Assisted Living Facility. It is your opinion that the Petitioner should have filed for relief pursuant to Section 307 of the B.C.Z.R. and that the Petition should be denied, if not withdrawn.

I have discussed the issue raised in your letter with Lloyd Moxley of the Department of Permits and Development Management (DPDM). Mr. Moxley is the technician who assisted the Petitioner in filing the instant Petition and thus, is familiar with this case. Mr. Moxley advised that it is the position of the Zoning Review Division of DPDM that the requirements of Section 32-3-303 of the Baltimore County Code have been met and that the relief requested can be considered administratively. Apparently, Ms. Ani owns and occupies the residence in question. A copy of Mr. Moxley's inter-office memorandum, dated November 18, 2004, is attached for your reference.

It is apparent that the language of Section 432.A is new and that we are likely to see a series of this type of Petition. It would be my desire to proceed with administrative variance relief under Section 32-3-303 of the Baltimore County Code, as opposed to assigning these matters for a public hearing. I trust that you will give me the benefit of advice and clarify as to whether or not you want a public hearing on this particular Petition or are "not taking a position on the merits of the variance relief at this time."

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", is written over a large, stylized "X" mark.
WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs
cc: File

Visit the County's Website at www.baltimorecountyonline.info



BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

RECEIVED

NOV 19 2004

ZONING COMMISSIONER

DATE: 11/18/04

TO: William J. Wiseman, Zoning Commissioner for Baltimore County,
File

FROM: Lloyd T. Moxley, Planner II, Office of Zoning Review

SUBJECT: Case No. 05-211-A

TMK

It is the position of the Office of Zoning Review that the tenants of Section 32-3-303-(a) (1) B.C.C. have been met and the relief sought in the above referenced case can be considered administratively.

The subject property is owner occupied as verified in a telephone conversation with a Ms. Victoria Ani dated November 16, 2004. The subject property is currently residentially zoned as D.R. 5.5.

Additionally, the Administrative Variance procedure is the vehicle by which zoning relief has been sought and granted in many circumstances wherein the issues involved did not involve the residence but instead some ancillary and accessory use of the property (i.e. detached structures, fences, parking etc.). Accordingly, barring any formal demand for a hearing from the public, this office believes that the administrative variance procedure is the appropriate process for this property owner.

If I can be of further assistance, please do not hesitate to call.

DATE: 11/16/2004

STANDARD ASSESSMENT INQUIRY (1)

TIME: 11:59:09

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
02 16 000530	02	1-0	04-00	H	NO		10/07/04

ANI VICTORIA I

DESC-1.. IMPS

DESC-2.. MILFORD RIDGE

3703 WASHINGTON AVE

PREMISE. 03703 WASHINGTON

AVE

00000-0000

BALTIMORE

MD 21244-3777 FORMER OWNER: MCNAIR MYRA A

FCV			PHASED IN		
PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	28,600	28,600	FCV	ASSESS	ASSESS
IMPV:	55,840	83,890	TOTAL..	103,140	93,790
TOTL:	84,440	112,490	PREF...	0	0
PREF:	0	0	CURT...	103,140	93,790
CURT:	84,440	112,490	EXEMPT.	0	0
DATE:	07/00	08/03			

TAXABLE BASIS		FM DATE
ASSESS:	103,140	08/10/04
ASSESS:	93,790	
ASSESS:	0	

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 11/16/2004

STANDARD ASSESSMENT INQUIRY (2)

TIME: 11:59:30

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
02 16 000530	02	1-0	04-00	H	NO		10/07/04
LOT....	11	BOOK....	0023	MAP.....	0077	LOT WIDTH.....	58.45
BLOCK..	D	FOLIO...	0023	GRID....	0024	LOT DEPTH.....	.00
SECTION..	1B			PARCEL..	0461	LAND AREA..	6100.000 S
PLAT..						YEAR BUILT.....	56

-----TRANSFER DATA-----

NUMBER..... 264306
 DATE..... 09/08/03
 PURCHASE PRICE..... 120,000
 GROUND RENT..... 0
 DEED REF LIBER..... 18735
 DEED REF FOLIO..... 0736
 CONVEYED IND..... 1
 TOT-PART TRAN IND..... T
 GRANTOR ACCT NO.. 02-16-000530

CRITICAL NEW CONST CARD
 AREAS CODE YEAR NO
 04704

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE..... 000
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE SQ. FEET
 1711

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 11/16/2004

STANDARD ASSESSMENT INQUIRY (3)

TIME: 11:59:36

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
02 16 000530	02	1-0	04-00	H	NO		10/07/04

-----STATE-----

REC CREATE DATE.. 10/23/92

GEO CODE

N/A

LAND-USE

80

NO

R

DELETE CODE..... M

DATE DELETED.....

LAST FM DATE..... 08/10/04

LAST FM TYPE..... Z

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 10/07/04

PRIOR LOAD DATE.. 06/15/04

STATE TAXABLE ASSESS

ASSESS: 103,140

ASSESS: 93,790

ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

RECEIVED

NOV 10 2004

ZONING COMMISSIONER

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

November 10, 2004

KNAUB & ASSOCIATES, P.A.
Certified Public Accountants

1098 HIGHWAY 315
WILKES-BARRE, PA 18702
(570) 823-1600 - FAX (570) 823-3345

*Lloyd Moxley - sending
a letter. He believes
Administrative Variance
is appropriate*

*32-3-303
SEE 432.5.B.1 - NEW
LAW WE'LL SEE Lots of These*

William J. Wiseman
Zoning Commissioner for Baltimore County
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

Re: Victoria Ani
3703 Washington Avenue
Case No.: 05-211-A

Dear Mr. Wiseman:

The enclosed Petition seeks administrative variance relief under BCC 26-127 (b). The Code authorizes this procedure "... if the subject of the variance petition involves an owner-occupied lot zoned residential." It appears that the Petitioner wished to use this property for a Class I Assisted Living facility. It is not an "owner-occupied lot." Furthermore, Administrative relief is available on a limited basis for homeowners who seek a variance for height or area for their residence and not other uses. Our office does not believe the Petitioner qualifies for administrative relief.

We believe the Petition for Administrative Variance should be denied, if not withdrawn. The Petitioners should file a Petition for Variance under BCZR 307. We are not taking a position on the merits of the variance relief at this time.

Sincerely,

Carole S. Demilio
Deputy People's Counsel for Baltimore County

Enclosures

CSD/rmw

cc: Victoria Ani, Petitioner

RECEIVED

NOV 17 2004

"owner" Occupied lot: Should not be as in Variance



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3703 Washington Ave
Baltimore MD 21212
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 432A.C.1 & 2 B.C.Z.R.

TO PERMIT PARKING SETBACK 1' FROM THE PROPERTY LINE AND IN THE FRONTYARD IN LIEU OF THE REQUIRED 10' AND IN THE SIDE OR REARYARD IN SUPPORT OF A PROPOSED CLASS I ASSISTED LIVING FACILITY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No

City

State

Zip Code

Legal Owner(s):

Victorica Ani

Name - Type or Print

Signature

Name - Type or Print

Signature

3703 Washington Ave

410-922-5224

Address

Telephone No

Baltimore MD

21244

City

State

Zip Code

Representative to be Contacted:

Victorica Ani

Name

3703 Washington Ave

410-262-7

Address

Telephone No

Baltimore MD

21244

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 05-211-A

Reviewed By LTM

Date 10/27/09

REV 10/25/01

Estimated Posting Date

11/7/09

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: ~~Jeffrey Long~~ ALF REVIEWER
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

PDM ALF # _____

Permit No. (if required) B _____

CASE # 05-211-A

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Assisted Living Facility (~~Class "A"~~) ICR II

Pursuant to Section 432-5-B (Baltimore County Zoning Regulations) effective February 25, 1994, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a building/use permit

MINIMUM APPLICANT SUPPLIED INFORMATION.

Print Name of Applicant VICTORIA I. ANI Address 3703 WASHINGTON AVE, Baltimore MD 21244 Telephone Number 410 922-5226
Lot Address 3703 Washington Ave Election District 2 Councilmanic District 4 Square Feet 6100 Sq. feet
Lot Location: NE S W side corner of Washington Ave. 51 feet from NE S W corner of Brevort Rd.
(street) (street)
Land Owner Victoria Ani Tax Account Number 0216 000530
Address: 3703 Washington Ave, Baltimore MD 21244 Telephone Number (410) 922-5226

CHECKLIST OF MATERIALS- (to be submitted by applicant for required compatibility and/or appearance review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

- | | PROVIDED? | |
|--|-------------------------------------|--------------------------|
| | YES | NO |
| 1. This Recommendation Form (3 copies) | ☒ | ☐ |
| 2. Permit Application (If available) | ☐ | ☐ |
| 3. Site Plan
Property (3 copies) including lot size and square feet of buildings parking and open space - minimum 500 square
Topo Map (2 copies) available in Room 206 County Office Building (please label site clearly)
Statement as to whether or not building has been enlarged by 25% or more in the last five (5) years | ☒ | ☐ |
| 4. Building Elevation Drawings (these may be waived if note 5.A. from the Zoning Use Permit Checklist can be stated on the plans) | ☐ | ☐ |
| 5. Photographs (please label all photos clearly)
Adjoining Buildings, the Proposed Building, and Surrounding Neighborhood | ☒ | ☐ |
| 6. Current Zoning Classification: <u>D.R.-5.5 (NW6-G)</u> | | |

Accepted for filing by LM
Date: 10/27/04

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

- ☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations

Signed by _____
for the Director, Office of Planning and Community Conservation

Date _____

APPLICATION FOR ZONING USE PERMITS

1. **OWNER:** Victoria Ani

FACILITY

ADDRESS: 3703 WASHINGTON AVENUE
BALTIMORE MARYLAND 21244
Phone: 410-922-5226

2. **TITLE:** ZONING USE PERMITS PLAN FOR ASSISTED LIVING
FACILITY 1

Plan Date: 8/16/2004

Lot Size: 6100 square feet

Zoning Map: N.W.6.6

Zone: DR 5.5

Parking Space: 4 parking spaces available (application is for 4 beds only)

3. LOCATION OF THE PROPERTY

EXISTING FLOOR AREA SQUARE FEET:

1 st Floor: Family room, half bath, cloak room and Utility Room:	566 sq ft
2 nd Floor: Living Room +Dining +Kitchen	536 sq ft
2 nd Floor: Porch (Enclosed porch)	204 sq ft
2 nd floor (Outside Porch-No enclosure) feet	100 square
3 rd Floor (3 Bed rooms, bathroom,)	566 sq ft
Total livable area	1668 sq ft
 OPEN SPACE: .10 X 6100 SQ FT (IE LOT SIZE):	 610 Sq ft

4. NUMBER OF BEDS TO BE APPROVED WITH PARKING CALCULATIONS

Concrete parking space:	25 by 49 feet
Parking spaces available	3 parking spaces
Number of beds by parking space 3 beds =1 parking space	9 beds
Number of beds applied for:	4 beds
Parking is shown at the side	

5 NOTE ON THE PLAN:

“This building has not been originally constructed to accommodate elderly housing or an assisted living facility. No reconstruction, relocation, (exterior) changes or additions (of 25% or more based on the ground floor area as of 5 years before the date of this application) to the exterior of the building have occurred, no additions are proposed”

6. DENSITY DIAGRAM: Application is for 4 beds. (See diagram if required).

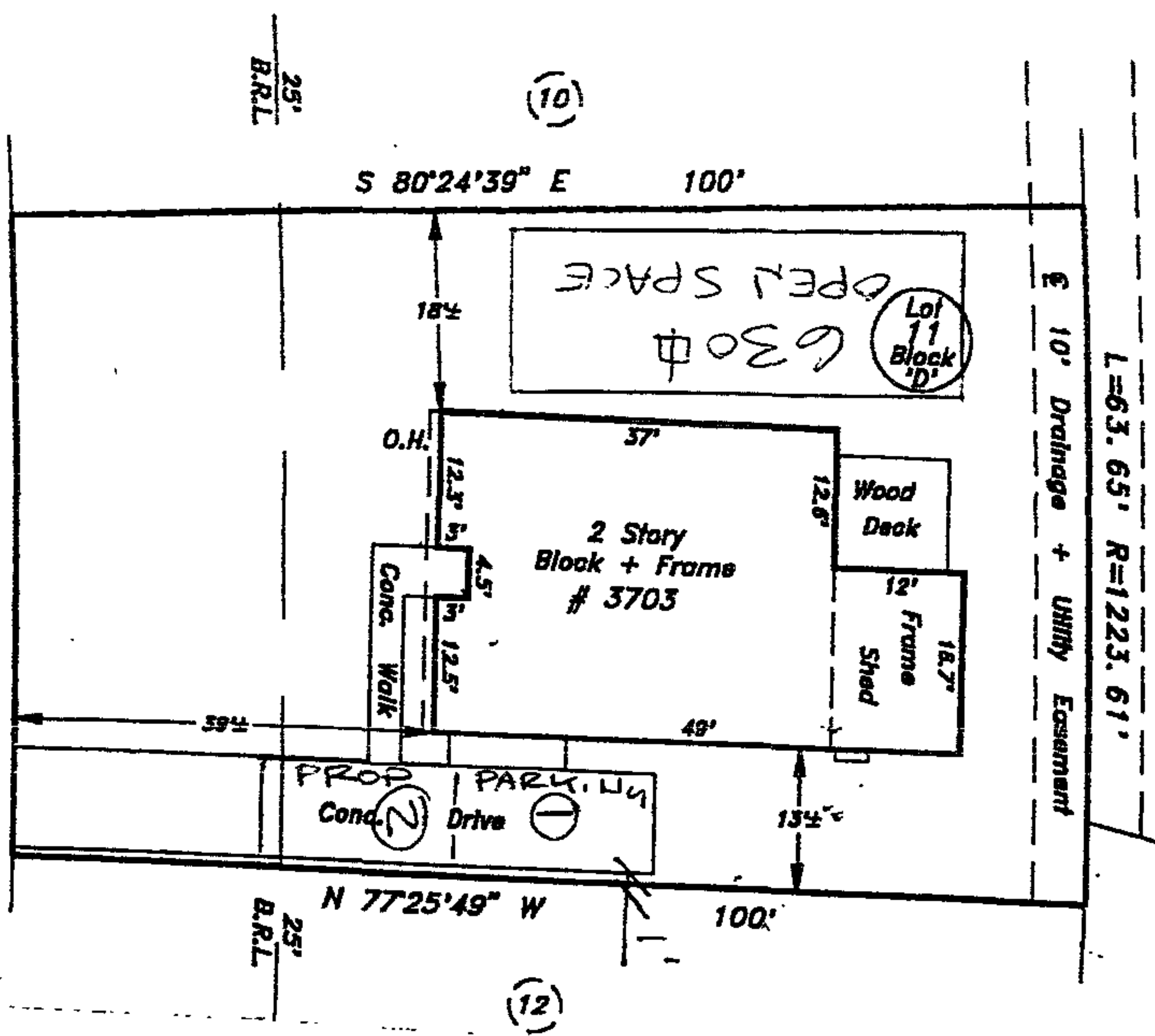
7. Any proposed signs will comply with section 450 (BCZR) and all zoning sign policies or a zoning variance is required.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

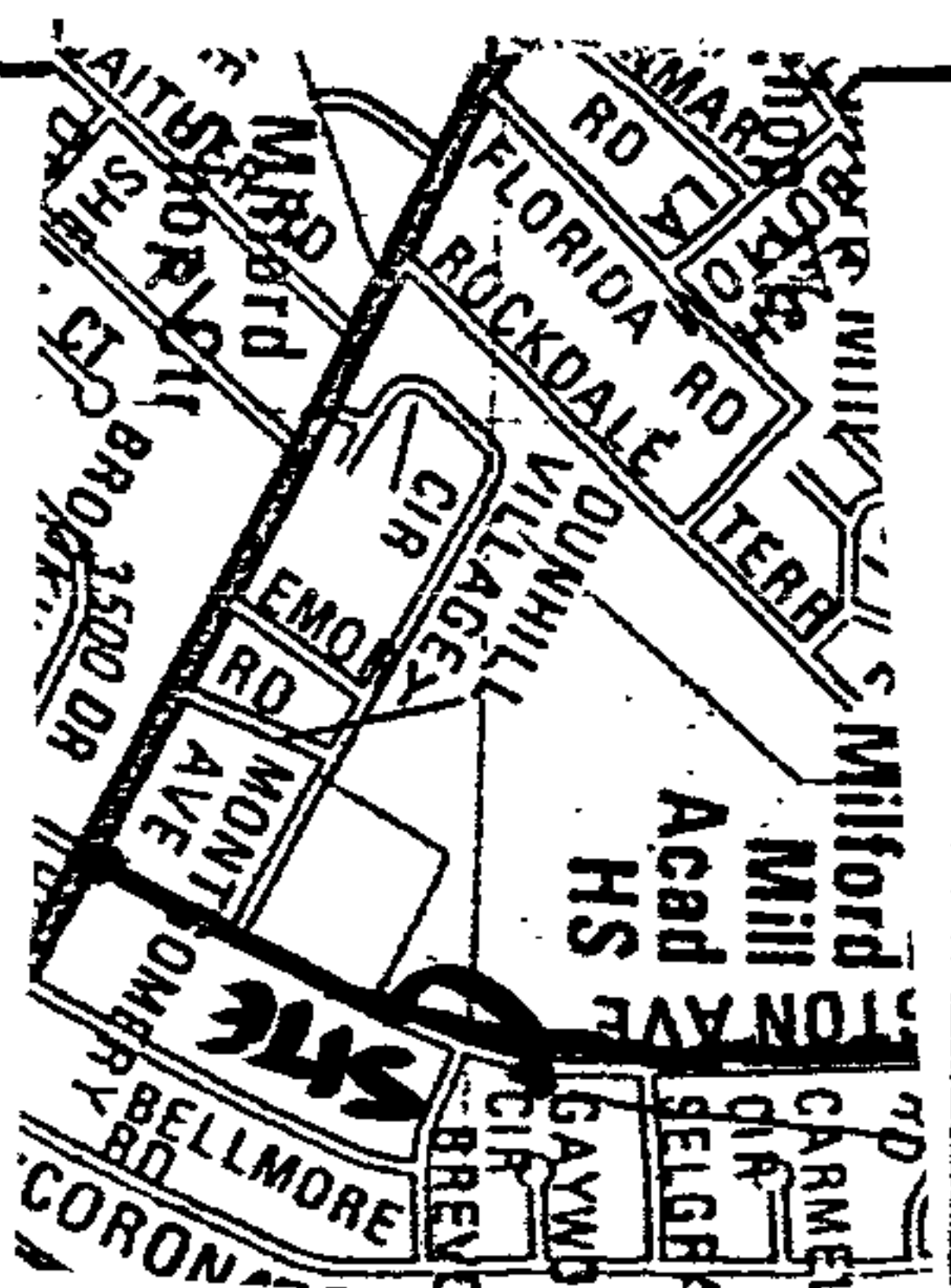
PROPERTY ADDRESS **3703 WASHINGTON AVE.**
 SUBDIVISION NAME **MILFORD RIDGE**
 PLAT BOOK # **23** FOLIO # **23** LOT # **11** SECTION # **1B**
 OWNER **VICTORIA I. ANI**

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

27

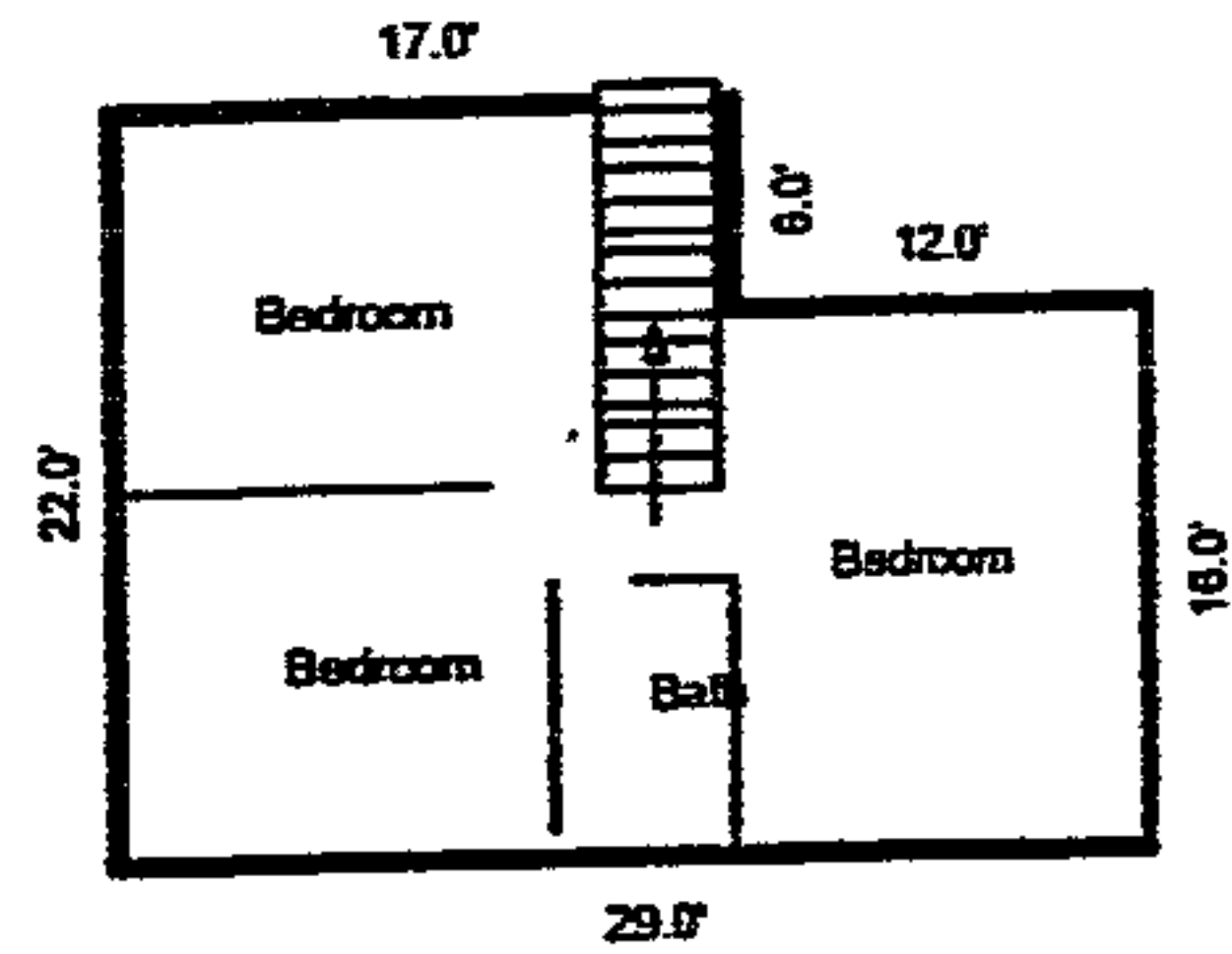
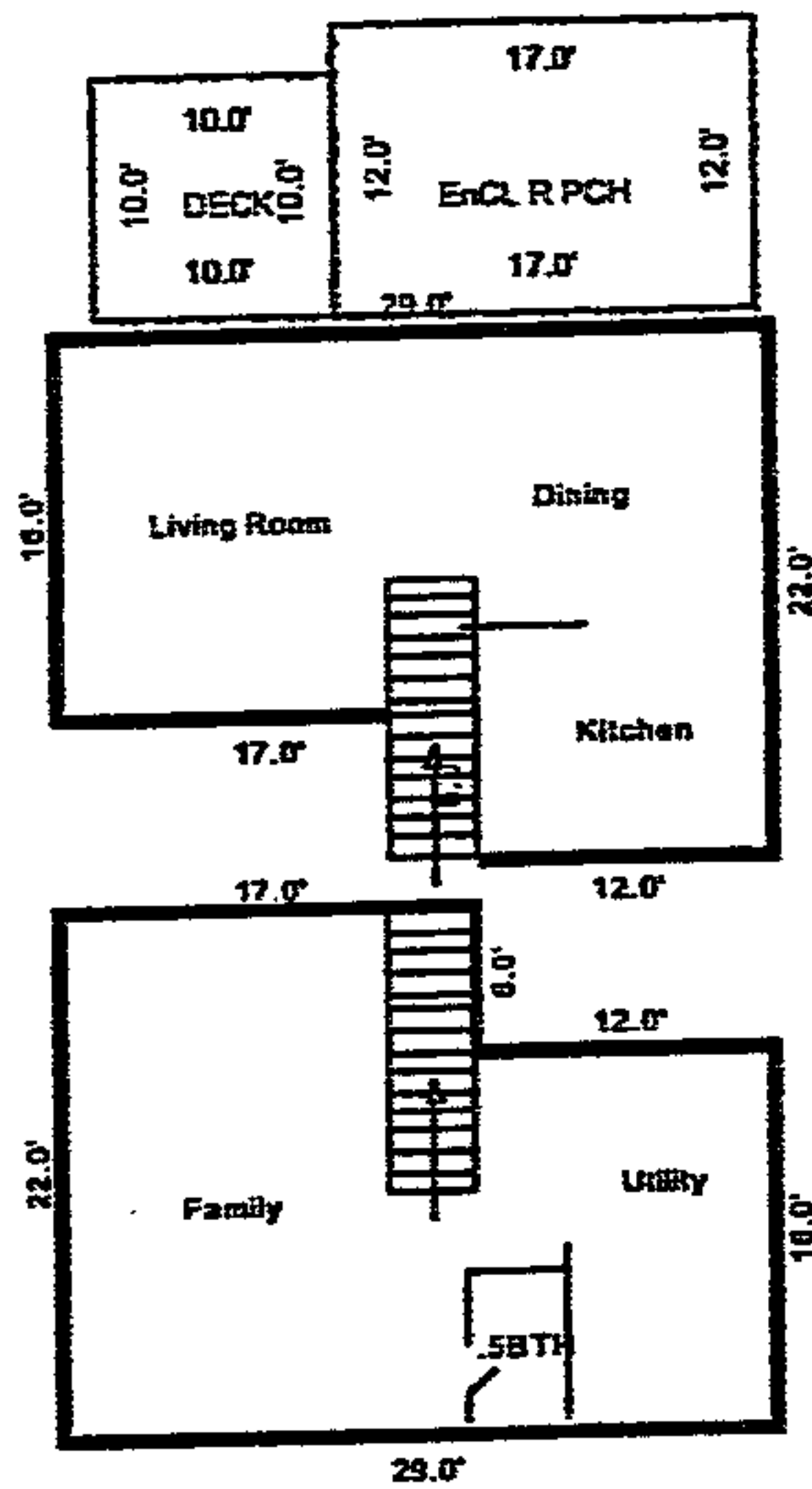


NORTH
 PREPARED BY
 SCALE OF DRAWING: 1" = 20'
 L=58.45' R=1123.61'
WASHINGTON AVE. SO' WIDE



VICINITY MAP
 SCALE: 1" = 1000'

LOCATION INFORMATION	
ELECTION DISTRICT	2
COUNCILMANIC DISTRICT	4
1" = 200' SCALE MAP #	NW 64
ZONING	DES.S
LOT SIZE	6100 SQ FT
ADJACENT	SQUARE FEET
SEWER	PUBLIC PRIVATE
WATER	PUBLIC PRIVATE
CHESAPEAKE BAY CRITICAL AREA	YES NO
100 YEAR FLOOD PLAIN	YES NO
HISTORIC PROPERTY / BUILDING	YES NO
PRIOR ZONING HEARING	None
ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM # CASE #



Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	566.00	566.00
GLA2	Second Floor	536.00	536.00
GLA3	Third Floor	566.00	566.00
P/P	Porch	204.00	
	Porch	100.00	304.00
TOTAL LIVABLE (rounded)			1668

LIVING AREA BREAKDOWN			Sum
Breakdown			
First Floor			
	15.0 x	29.0	
	6.0 x	17.0	
Second Floor			
	15.0 x	29.0	
	6.0 x	12.0	
Third Floor			
	15.0 x	29.0	
	6.0 x	17.0	
6 Areas Total (rounded)			

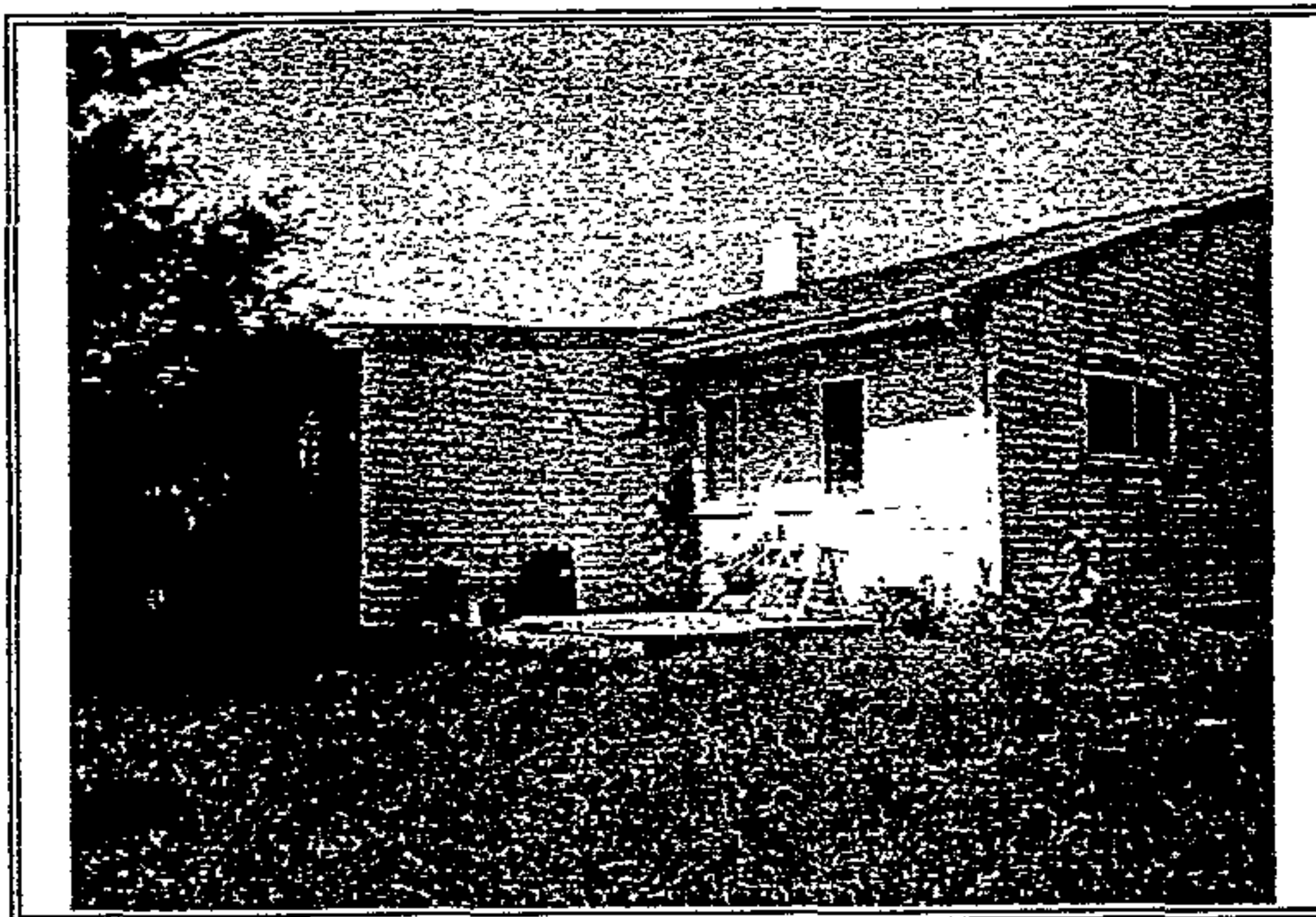
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: VICTORIA ANI	File No.: 443703WA
Property Address: 3703 WASHINGTON AVENUE	Case No.:
City: BALTIMORE COUNTY	State: MD Zip: 21244
Lender: BRADFORD BANK	



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: JUNE 9, 2003



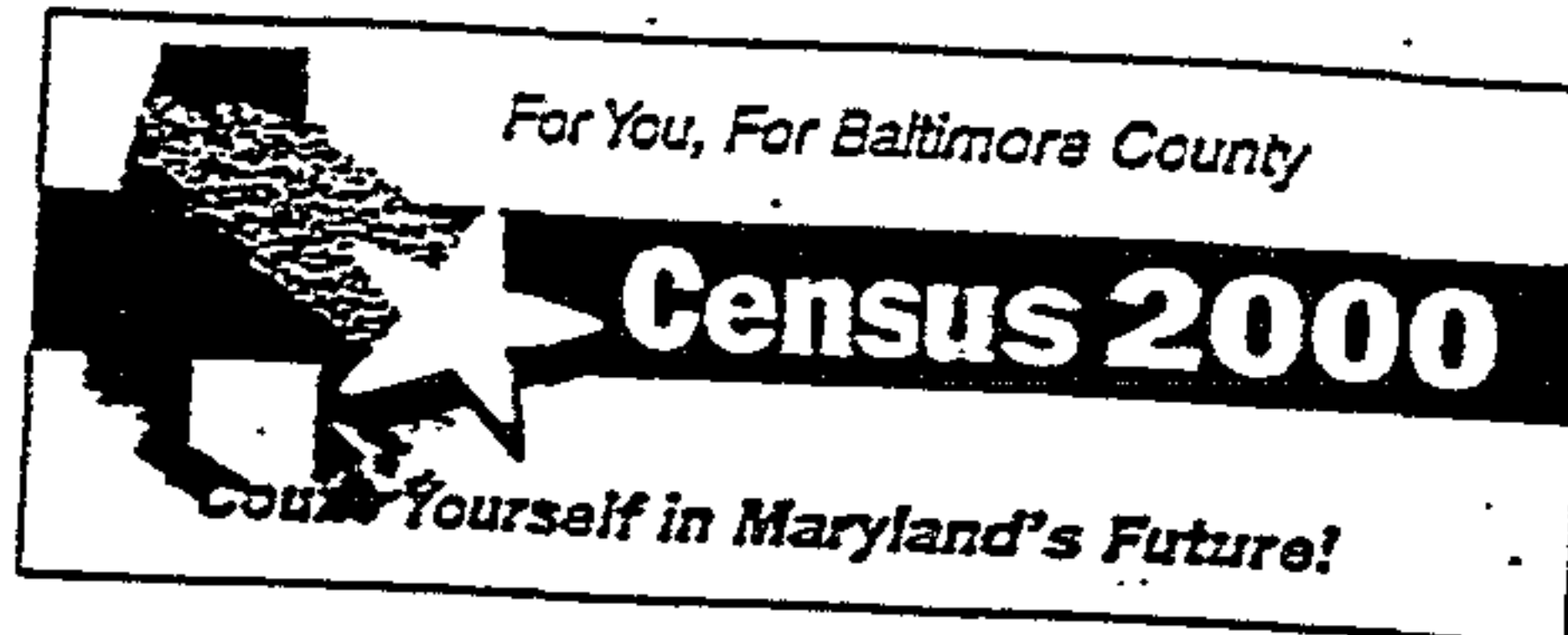
**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE



FAX COVER SHEET



Date: 11/12/04

Number of Pages including cover sheet: 2

To: Tim Kotroco

Phone:

Fax # 5708

C:

From: Bill Wiseman

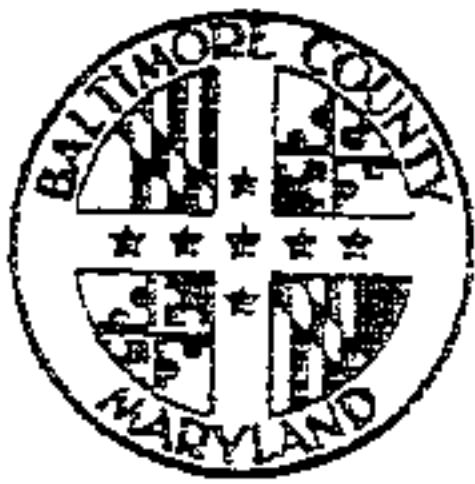
Phone: 3868

Fax #

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☒ Please comment

Attached please find a copy of a letter I received from the Office of People's Counsel regarding a Petition for Administrative Variance that was recently filed in your office under Case No. 05-211-A. I would appreciate your comments on the issue raised.

PC IS CORRECT IN THAT ADM. VAR. AVAILABLE ONLY PROPERTIES THAT ARE OWNER OCCUPIED. IN THIS CASE IN RESPONSE TO QUERY THE APPLICANT INDICATED THE SITE WAS TO BE HER PRIMARY RESIDENCE. THE SECOND PART IS INCORRECT, IF ADM. VAR. RELIEF IS FOR HEIGHT OR AREA FOR RESIDENCE THEN THE VARIANCE RELIEF GRANTED FOR ACCESSORY STRUCTURES, FENCES PARKING ETC WOULD BE IN ERROR.



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

RECEIVED

NOV 10 2004

ZONING COMMISSIONER

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

November 10, 2004

William J. Wiseman
Zoning Commissioner for Baltimore County
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

Re: Victoria Ani
3703 Washington Avenue
Case No.: 05-211-A

*To Carl's file.
Put this
Is People's Counsel
correct.*

Dear Mr. Wiseman:

The enclosed Petition seeks administrative variance relief under BCC 26-127 (b). The Code authorizes this procedure "... if the subject of the variance petition involves an owner-occupied lot zoned residential." It appears that the Petitioner wished to use this property for a Class I Assisted Living facility. It is not an "owner-occupied lot." Furthermore, Administrative relief is available on a limited basis for homeowners who seek a variance for height or area for their residence and not other uses. Our office does not believe the Petitioner qualifies for administrative relief.

We believe the Petition for Administrative Variance should be denied, if not withdrawn. The Petitioners should file a Petition for Variance under BCZR 307. We are not taking a position on the merits of the variance relief at this time.

Sincerely,

Carole S. Demilio
Deputy People's Counsel for Baltimore County

Enclosures

CSD/rmw

cc: Victoria Ani, Petitioner

Mr. Timothy Kotroco
Department of Permits
Room 511
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case #05211A – Administrative Variance
Group Home – 3700 block of Washington Avenue

Dear Mr. Kotroco:

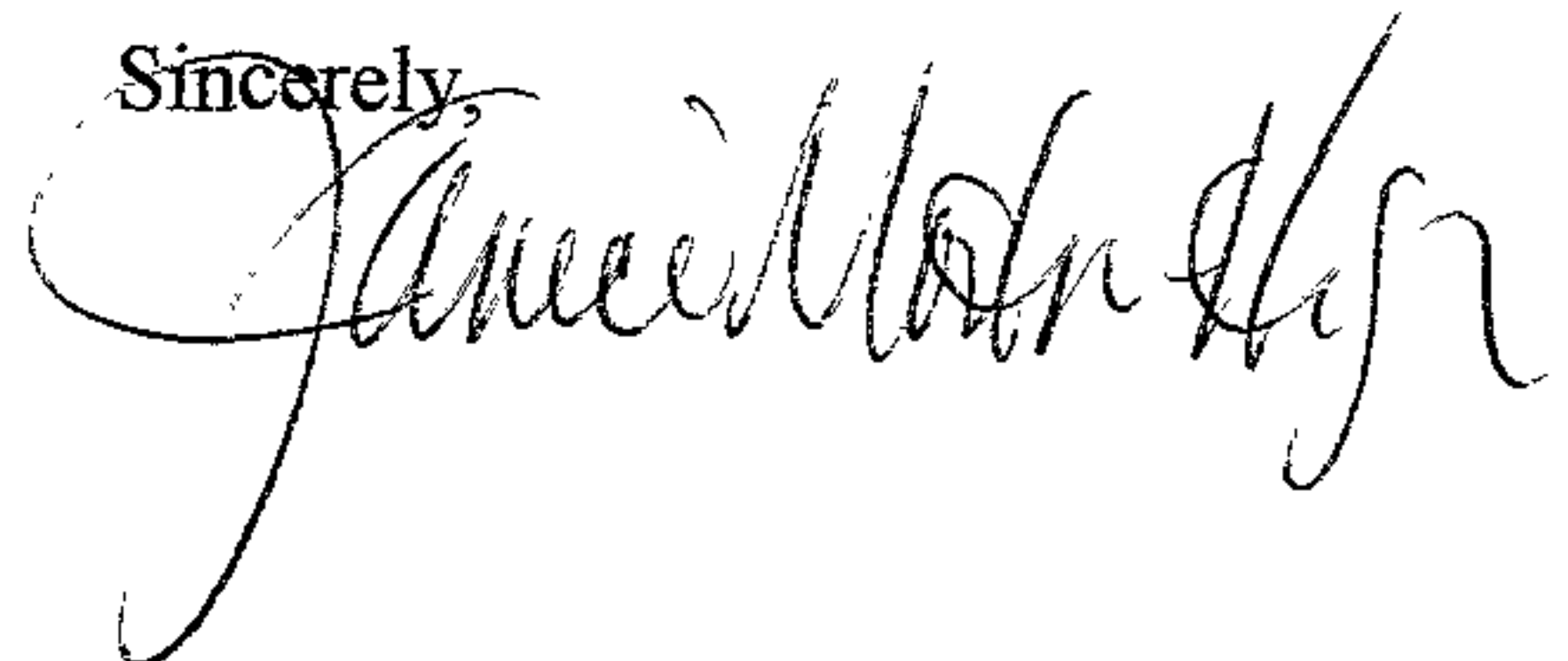
As a resident and board member of the Milford Mill Road Community Association, I am opposed to the establishment of another group home within this community. I am speaking specifically in reference to the 3700 block of Washington Avenue. The Milford Mill area and the Randallstown area appear to be a prime target for group homes. I am sure there are other communities or places for these residents.

When you place group homes within a residential setting there is never any positive outcome. You subject the community to individuals with mental disabilities, psychiatric problems, drug addiction problems, sex offenders, crime and individuals straight from prison. All of this compiles a negative impact on the community safety as well as property value.

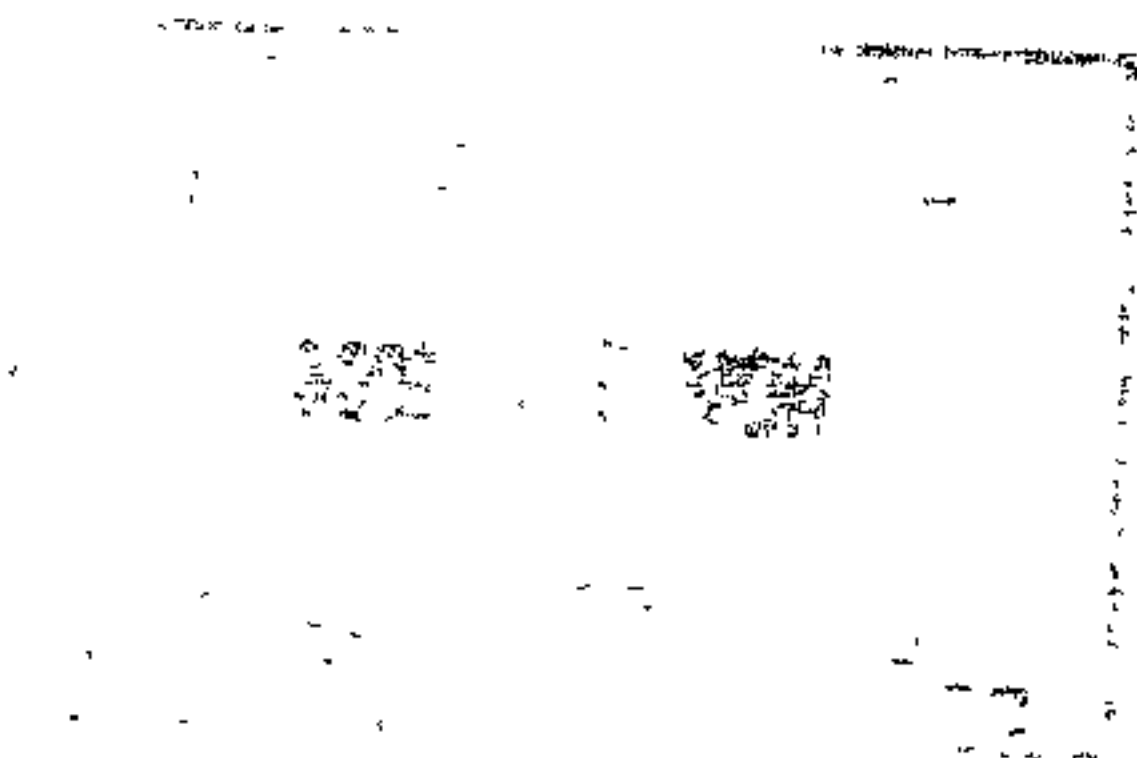
This also diminishes the quality of education in the area school systems, because the school is now dealing with all of the above problems. These problems, does not allow those who want to learn and those who want to teach the ability to do so. Therefore, resulting in the schools standards being dropped.

The residents in this community work hard to build and maintain the quality of life styles that they want for their families. I, therefore ask that you not allow a permit approved for the establishment of a group home in the 3700 block of Washington Avenue.

Sincerely,

A handwritten signature in black ink, appearing to read "James M. H. Jr.", written over the word "Sincerely,".

Janice Morton-High



RECEIVED

NOV 22 2004

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

3807 Coronado Road
Baltimore, MD 21244
November 18, 2004

Mr. Timothy Kotroco
Department of Permits
Room 511
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Case #05211A – Administrative Variance
Group Home – 3700 block of Washington Avenue

Dear Mr. Kotroco:

I am a member of the Milford Mill Road Community Association. I oppose the establishment of a group home in this community. There has been a great influx of people to this and the surrounding community in recent years. Because of this, we have experienced an increase in traffic and crime to this area. Adding another dimension, in the form of a Group Home, only serves to exacerbate the problem.

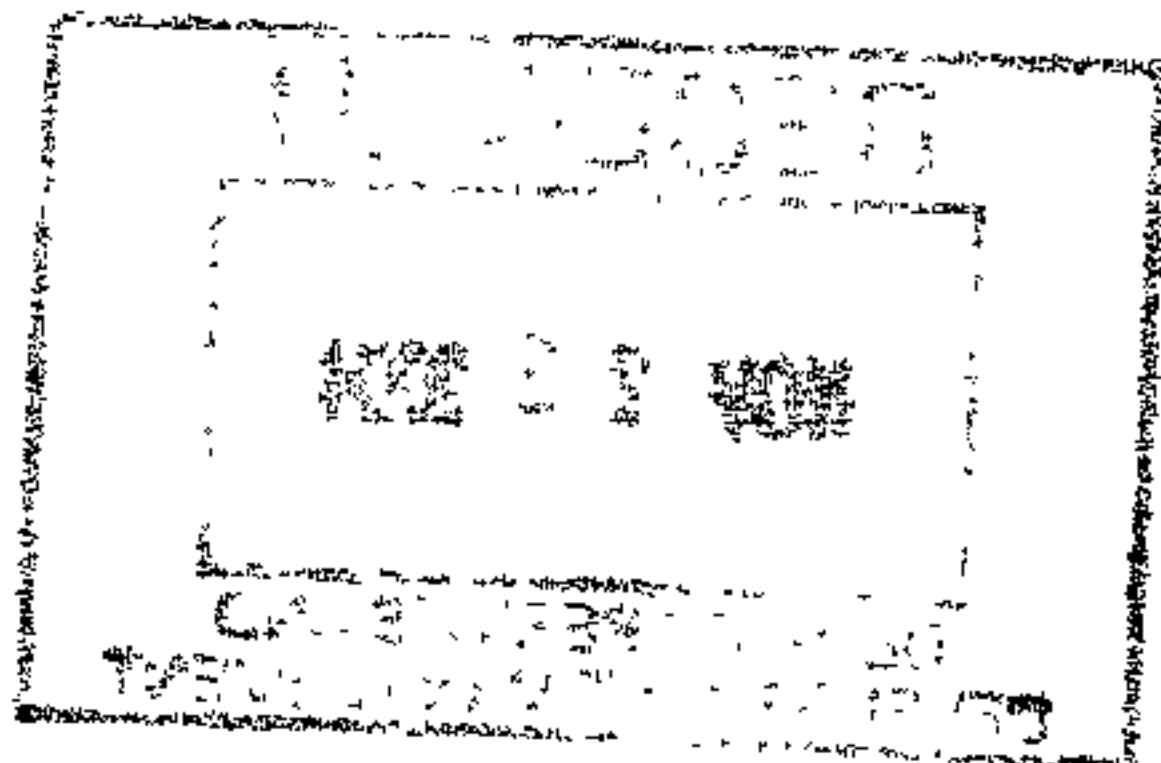
The homeowners in this area already contend with the overcrowding at Milford Mill Academy as well as the additional traffic and activity created by the High School. A group home would place an undue burden on the homeowners in this community. Our property value could be negatively impacted by a group home in our neighborhood. Additionally, we don't know if the residents of the group home suffer from mental disabilities and/or drug addiction problems. These types of problems may compromise the safety and stability of the community.

The citizens of this community want to, at least, maintain the quality of life that we currently have worked hard to build. I, therefore, implore you deny the permit to allow a group home in the 3700 block of Washington Avenue.

Sincerely,



Daniel M. Brown



RECEIVED

NOV 22 2004

**DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT**

Rec'd 11/19/04
KLM

Milford Mill Road Community Association MMRCA

Timothy Kotroco
Dept of Permits, Room 511
111 W Chesapeake Ave.
Towson Md.21204

Dear Mr.Kotroco,
I am writing to you In reference to Administrative Variance Zoning Notice Case#
05-211-A at 3703 Washington Ave In Randallstown Md.

I am the President of the Milford Mill Road Community Association and I have
been asked by residents in this Community to express our opposition to having
another living assisted or group home in our area.

Please understand, we are all for Free Enterprise and support the State and
County's effort to provide alternatives to those that would otherwise be placed in
an institution to be cared for.

We are not prepared to have our community turned upside down due to lack of
supervision, or regulations and guidelines not being properly enforced by
caretakers.

Many of the Residents in this community are retired and Elderly, some are afraid
Group Homes will turn our community into an area that is plagued with unruly,
disrespectful individuals who have no regard for anyone but themselves. In
addition to those concerns we also have a concern for The upkeep of the
property where this home is located.

As you know the Randallstown-Woodlawn area now have the highest
concentration of Group Homes in Maryland and we are asking that you consider
our plea not to grant another Permit for A Living-Assisted Group Home in our
community.

Sincerely,

Dorothy L. Vaughan-President MMRCA

3604 Bellmore Rd
Baltimore, MD 21244

William M. Fugans
3733 CORNWALL ROAD
BALTIMORE MD. 21244

Timothy Kotro NOV. 17, 2004
DEPT. OF PERMITS Room 511
1111 Chesapeake Ave.
FOWSON MD. 2104

THIS IS TO CERTIFY THAT I
AS A RESIDENT & MEMBER OF
THE MILFORD MILL ROAD
COMMUNITY ASSOCIATION
DISAPPROVE OF HAVING ANOTHER
LIVING ASSISTED OR GROUP HOME IN
OUR AREA, BECAUSE THE PROPERTY
IS NOT KEPT UP ^{and} AS A HOME OWNER
~~AND~~ AND SENIOR CITIZEN OUR PROPERTY
VALUE GOES DOWN.

William M. Fugans

3703 Washington Avenue
Baltimore Maryland 21244

To: Kristen
Cancel

Baltimore County
Department of Permits and
Development Management
Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear W. Carl Richards Jr,

Re: NOTICE OF ZONING HEARING CASE NUMBER 05-211-A

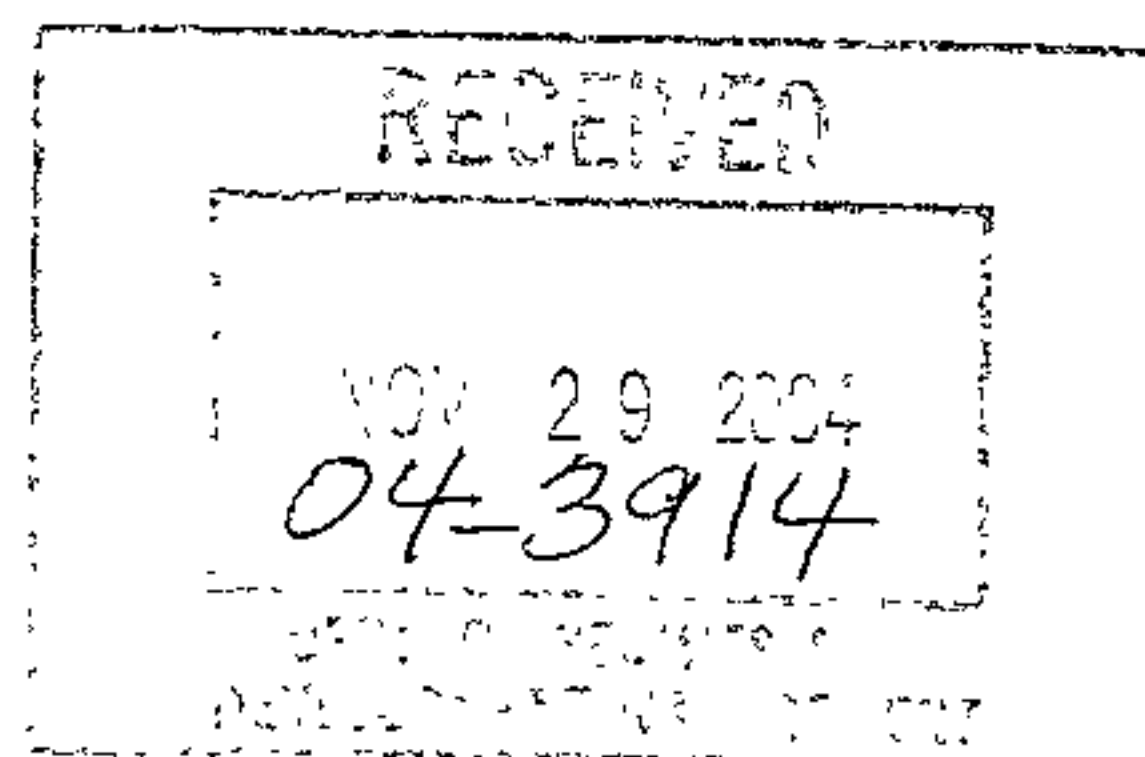
I have received your letter dated November 22, 2004 and the notice of Zoning hearing scheduled for Wednesday, December 29, 2004. After due consideration, I have decided to cancel my attempt to do Assisted Living in my house at 3703 Washington Avenue and to consequently withdraw my application for zoning approval. I also wish to reiterate that I am the legal owner and occupant of 3703 Washington Avenue. Thank you as you close my case.



Victoria Ani
Owner and Occupant
of 3703 Washington Avenue

cc: Lloyd Moxley

Reopened
5/26/05
per Ms. Ani's
request + approval
of WCR



CASE NAME 3703 Washington Ave
CASE NUMBER 05211-A
DATE 7/14/05

CITIZEN'S SIGN-IN SHEET

[illegible]

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER

05-2117

DATE

PETITIONER'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

Victoria Ari

35703 Washington Ave

Bellevue WA 98004

Office of Planning
Mark Cunningham 410-887-3480

July 12, 2005

Road

We the citizens of the Milford Mill Community Association strongly oppose the proposed variance to alter parking at 3703 Washington Ave. We understand that the proposed alteration is needed in order to provide ample parking for a proposed "Assisted Living" establishment.

Mr & Mrs Richard Hall
3701 Washington Ave.

Shirley Nelson
7808 Brevort Rd 21244

Mr. & Mrs. Milton Perwood
3723 Coronado Rd. 21244

William M. Fuggin
3733 Coronado Rd.
Baltimore, Md. 21244

JAMES ELEY
3670 CORONADO Rd.
21244

CHARLES BRUCHEY
3730 CORONADO Rd

Deborah M. Banks
3823 Coronado Rd 21244

BONITA Tates
3819 Washington Ave 21244

H.E. Callan
7805 Kenbridge Rd

Mr & Mrs Harcourt Penn
3609 Bellmore Rd 21244

MR. & MRS Clarence Canth
3613 Bellmore Rd

Bruce Simon
3705 Washington Ave.
Baltimore, Maryland
21244

H.C. WEBER
3707 WASHINGTON AVE
BALTIMORE MD 21244

Craig Jones
3709 Washington Ave
Baltimore MD 21244

Pro #3

Albert Daniel 3711 Washington Ave.

Elizabeth H. Robinson 7803 Selgrave Rd 21244

Sharon R. Jessie 7803 Selgrave Rd 21244

Mary Smith 7807 Selgrave Rd 21244

Arthur M. Sufin 7806 Selgrave Rd 21244

Catherine Taylor 7806 Selgrave Rd 21244

Arturo Taylor 7806 Selgrave Rd 21244

Walter Allen 7806 Selgrave Rd 21444

Edward Beauford 3725 Coronado Rd

Dorothy Vaughan 3604 Bullmore Rd 21244













20

20

023 NH 00000000 0 4379

010.50000



20

20

021 144 114444 444 4379

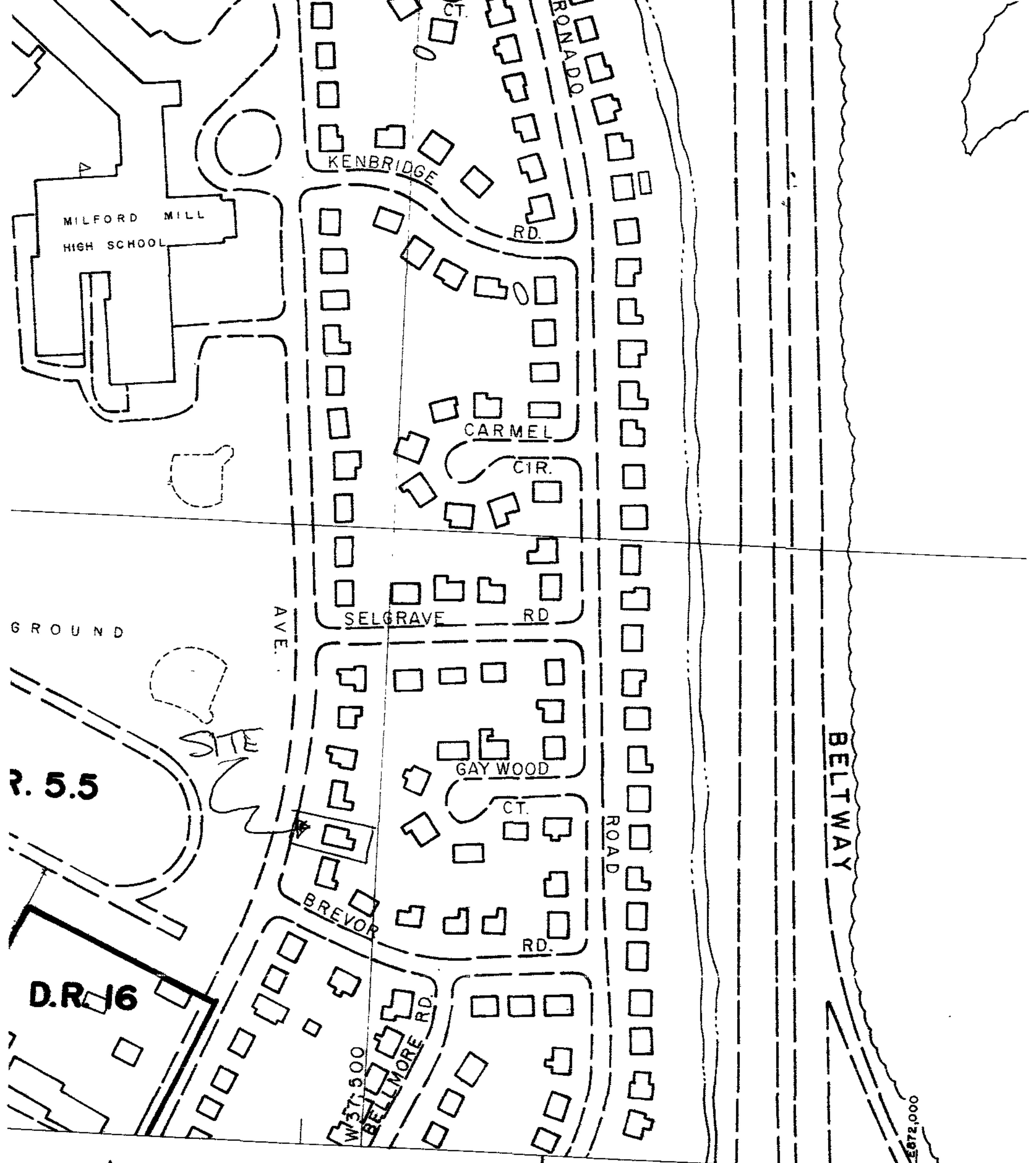
(14, 21)



622 14 14444 44 0 4329

(No. 222)

Pa ~~XX~~ 1



MILFORD MILL
HIGH SCHOOL

KENBRIDGE
RD.

CARMEL
CTR.

SELGRAVE RD.

GAYWOOD
CT.

BREVOR
RD.

BELLMORE RD.
WEST 500

BELTWAY

E672,000

SCALE

1" = 200' ±

DATE OF
PHOTOGRAPHY

LOCATION

ROCKDALE
PLEASANT
HEIGHTS

HW 66

11247

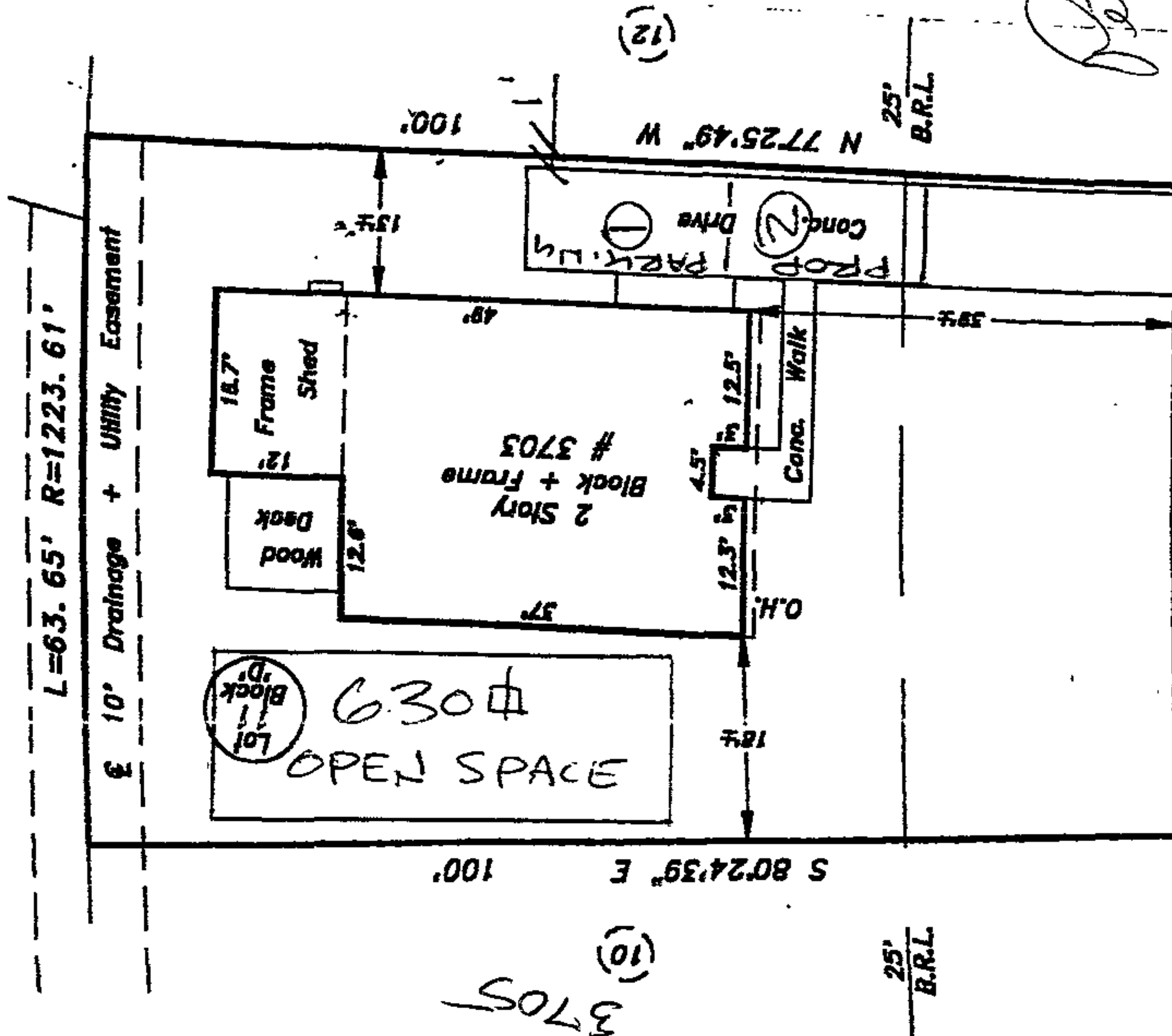
SPECIAL HEARING

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME MILFORD 2104E

PLAT BOOK # 23 FOLIO # 23 LOT # 11 SECTION # 1B

OWNER VICTORIA I. ALI

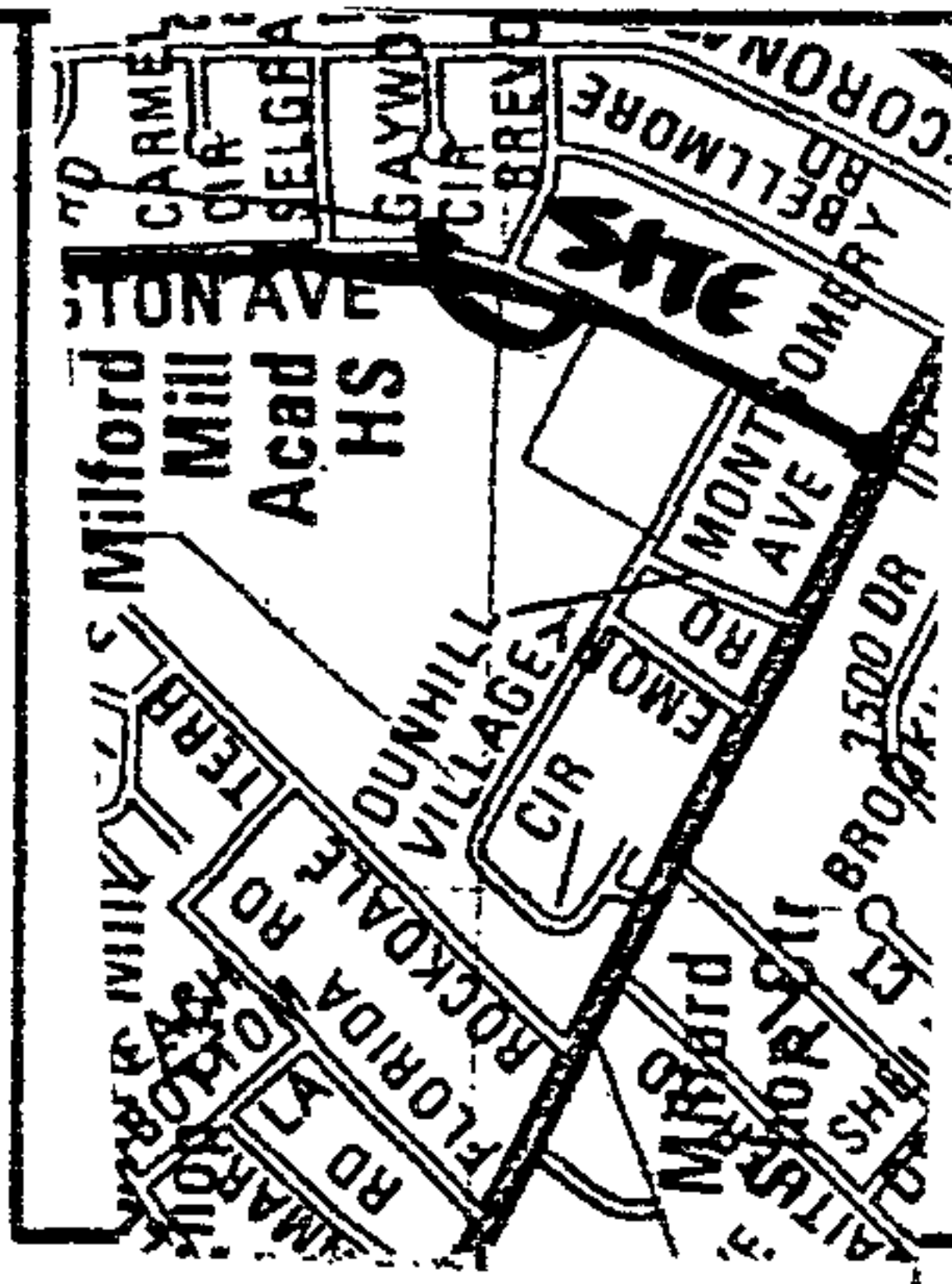


NORTH

L=58.45' R=1123.61'

PREPARED BY

SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

2
ELECTION DISTRICT

4
COUNCILMANIC DISTRICT

1"=200' SCALE MAP # 17369

ZONING DESS

LOT SIZE 600 SQ FT

SOLARE FLET

PUBLIC PRIVATE

REWEBS

WATER

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

1000